

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of December 1, 2014

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Granlund, Hibbard, Larsen, Pederson, Radabaugh, Seymour, Weld
Ms. Ebert, Ms. Mitchell

Staff Present: Messrs. Tufte, Noel, Genskow, Rosenau

The meeting was chaired by Mr. Weld.

1. CERTIFICATES OF APPRECIATION

Mr. Weld presented Mr. Lathi with a certificate of appreciation for his service on the Plan Commission.

Mr. Weld presented Mary Rosenau with a certificate of appreciation for her work as the Community Development Department's secretary and serving the Plan Commission since 1980.

2. REZONING (Z-1550-14) & SITE PLAN (SP-1442) – TR-1A to C-3P, Student Transit, 3345 Fehr Road

Mr. Tufte presented a request to rezone property from TR-1A to C-3P and to approve a General Development Plan (site plan) for a new Student Transit bus facility. The sub-area plan with the Town of Brunswick shows this area is appropriate for commercial use. The site is 15 acres and the proposal would create an approximate 90,000 sq. ft. building for bus storage and offices. The site plan shows parking for 147 vehicles to the north of the building and room for 23 bus stalls to the south. A fuel station is located on the back of the site. Curb cuts that are larger than 30' require commission approval. Landscaping should be provided per City standards. The facility is required to provide a traffic impact analysis for trip generation. A development agreement will be required for any needed traffic impact improvements and extension of water and sewer to the site.

Mr. Genskow stated the City will want to look at traffic impacts at morning and afternoon peaks.

Applicant, Sean Lohan with Advanced Engineering Concepts, spoke in support of the project and said they have no concerns with staff's conditions. The property currently has an active mining permit for the site and the steep bank will be re-established. He stated the curb cut to the north could be modified based on the conflict with the electrical post.

Scott Rasmussen, Durand Builders Inc., spoke in favor about the building's proposed exterior.

Ms. Mitchell moved to recommend approval of the rezoning per the conditions of the staff report. Mr. Hibbard seconded and the motion passed. Ms. Mitchell moved to approve the site plan and to include morning peak times in the traffic impact analyst. Ms. Ebert seconded and the motion passed.

3. REZONING (Z-1551-14) – I-1 to C-3P, McDonalds Restaurant, Craig Road

Mr. Tufte stated the applicant asked to postpone the item until January 5, 2015.

No one spoke during the public hearing.

Mr. Hibbard moved to postpone the item. Mr. Radabaugh seconded and the motion carried.

4. CONDITIONAL USE PERMIT (CZ-1426) – Home Occupation, 2737 7th Street

Mr. Tufte presented a request to allow a home occupation consisting of an acupuncture practice at 2737 7th Street. There are state and national certifications for the practice of acupuncture and copies of such should be provided. Two bedrooms are being combined for the practice.

Applicant, Diane Omtvedt of 2737 7th Street, spoke in favor of the request. She provided her state and national certifications to the City. She stated the home has plenty of living room outside of the proposed business. She has spoken with some of her neighbors and they have no objections.

Lou Kassera, 617 Mead Street, stated he sold the property to his neighbors over 10 years ago and spoke well of their proposed business.

Mr. Radabaugh moved to approve the conditional use permit per the conditions of the staff report. Mr. Seymour seconded and the motion passed.

5. CONDITIONAL USE PERMIT (CZ-1427) – Cell Tower, 3015 E. Hamilton Avenue

Mr. Radabaugh recused himself from the item.

Mr. Tufte presented a request to allow a public utility tower in a C-3 District at 3015 E. Hamilton Avenue at the back part of the parcel. The proposed area is 80' by 80' and the mono-pole tower would be 110' tall. Verizon has a need to increase coverage in this area and stated there was no suitable co-location found. No map was provided by the applicant showing their search zone. The site is wooded and below street grade. A letter should be given to the City that addresses potential interference with the tower and how it will meet appropriate FAA and FCC standards.

Applicant, Shane Begley, spoke on behalf of Central States Tower II/Verizon Wireless. The search area was roughly a four-block area and other locations were evaluated; this site is the preferred location. The approach usually looks for co-locates but there was nothing available. This leased site is for better coverage and capacity due to customer demand and overloading. The designed tower is multi-tenant so future antennas can co-locate. The tower collapses on itself.

Robert Moore, 3106 Brian Street, was concerned about lighting on the tower. A white blinking light would be destructive to the residential area so he was happy there was no light proposed.

Ms. Mitchell moved to approve the conditional use permit per the conditions of the staff report, along with adding a condition that a tower search map be provided. Mr. Pederson seconded and the motion passed.

6. EXCESS PROPERTY – 2010 6th Street

Mr. Genskow presented a request to declare as excess property a parcel at 2010 6th Street. The site was a former fire station. The station was raised and the lot is now vacant. The property should be determined if it is excess land or not. If so, the land can be sold to private developers.

Mr. Granlund moved to recommend approval of the declaration of excess property at 2010 6th Street. Ms. Ebert seconded and the motion passed.

7. DISCUSSION/DIRECTION

A. Comprehensive Plan Update

Mr. Tufte presented three land use potential changes. The first was a change proposed by a property owner on Matthews Drive, south of Crescent Avenue, for mini-warehouses. The land is currently designated for low-density residential. There are topographic challenges that make serving it with city utilities and development challenging. A few homes on wells and septs exist. After consideration, the commission stated the land use designation should not change.

Next was a change for property along E. Hamilton Avenue and Pine Lodge Road. Zoning is currently R-1, TR-1 and TR-1A. The existing Comprehensive Plan; however, shows it as P-Public. A developer has requested it be changed to commercial for mini-warehouses. Staff believe the area is more appropriate for low-density residential or light commercial such as offices or personal services.

Michael Benrud, 3311 Golf Road, submitted a letter outlining his proposal for a mini-warehouse at 3807 E. Hamilton Avenue. He stated the parcel is less than an acre and is great for an attractive mini-warehouse instead of residential. The adjacent neighborhood is not opposed to the development. The project would be quieter than a single-family home.

The third change was to include a text amendment that would allow certain commercial uses such as office or personnel services in residential areas. Examples would be old neighborhood commercial buildings residentially zoned or closed churches reused for lighter commercial uses. These situations exist on Birch Street, Main Street and elsewhere. Plan text criteria would be developed to allow flexibility to reuse these buildings for commercial. The commission liked the text amendment idea and was also generally in favor of the above-noted mini-warehouse project.

B. Code Compliance Items

None.

C. Future Agenda Items

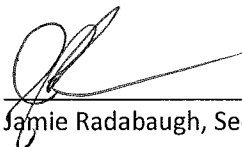
None.

D. Additions or Corrections to Minutes

None.

8. MINUTES

The minutes of the meeting of November 17, 2014, were approved.



Jamie Radabaugh, Secretary